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**United States District Court**  
**District of Nevada**

United States of America  
  
 Plaintiff  
  
 v.

Las Vegas Jaycees Senior Citizens Mobile  
 Home Community, Newport Pacific Family  
 of Companies and Sherry Polley-Tompkins  
  
 Defendants

Case No.: 2:20-cv-01809-JCM-BNW

**Joint Stipulation to Stay Proceedings**

Pursuant to Federal Rule of Civil Procedure 16, Local Rule of Civil Procedure 7-1, and this  
 Court's January 12, 2021 Scheduling Order, Plaintiff United States of America and Defendants Las

1 Vegas Jaycees Senior Citizens Mobile Home Community, Newport Pacific Capital Company, Inc.  
2 and Sherry Polley-Tompkins (“Defendants”) (collectively, the “Parties”) respectfully request this  
3 Court to enter a stay of all proceedings and deadlines, including the discovery deadline, until August  
4 31, 2021, in order to allow the Parties to continue to focus on settling the case. There is good cause  
5 to grant the requested stay.

6 In support of this joint motion, the Parties submit:

7 1) This case was filed on September 29, 2020. On January 12, 2021, the Court entered a  
8 scheduling order, which provided for, among other things, a discovery period ending on July 23,  
9 2021. *See* Dkt. No. 14. Since that time, the Parties have engaged in discovery.

10 2) Recently, the Parties have engaged in settlement discussions. Currently, the Parties  
11 are close to reaching a settlement that will resolve all claims.

12 3) Because the Parties are close to an agreement on settlement, they have agreed to stay  
13 discovery and the other deadlines in the case to focus on settlement and conserve the Court’s and the  
14 Parties’ resources.

15 4) Courts have broad discretion to stay proceedings for a limited time. *See Landis v. N.*  
16 *Am. Co.*, 299 U.S. 248, 254-55 (1936); *Dependable Highway Exp., Inc. v. Navigators Ins. Co.*, 498  
17 F.3d 1059, 1066 (9th Cir. 2007); *Bank of Am., N.A. v. One Queensridge Place Homeowners’ Ass’n,*  
18 *Inc.*, No. 213CV01221GMNNJK, 2016 WL 5745129, at \*1 (D. Nev. Aug. 29, 2016); *see also Coker*  
19 *v. Dowd*, No. 2:13-CV-0994-JCM-NJK, 2013 WL 12216682, at \*1 (D. Nev. July 8, 2013) (granting  
20 60-day stay of scheduling order deadlines to “facilitate ongoing settlement negotiations”); Fed. R.  
21 Civ. P. 16(b)(4) (a scheduling order may be modified for good cause and with the Court’s consent).

22 5) This stipulation is filed in good faith and not for the purpose of delay.

23 6) The Parties have not previously requested a stay from the Court.

1           7)       Because a trial date has not been set, a stay will not interfere with the Court's trial  
2 calendar or prejudice the Parties.

3           8)       If the matter is not concluded by August 31, 2021, the Parties will file a notice with  
4 the Court apprising it of the status of settlement discussions or seeking to lift the stay.

5           For the above reasons, the Parties respectfully request this Court stay the proceedings and  
6 deadlines in this matter until August 31, 2021.

7  
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9       Dated: July 15, 2021

10       CHRISTOPHER CHIOU  
11       Acting United States Attorney

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Chief  
Housing and Civil Enforcement Section

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21       Attorneys for Plaintiff  
22       United States for America  
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1 Dated: July 15, 2021

KroescheSchindler LLP

2 By: /s/ Lindley P. Fraley

3 Eric J. Schindler (pro hac vice)  
4 Lindley P. Fraley (pro hac vice)  
5 Attorneys for Defendants Las Vegas  
6 Jaycees Senior Citizens Mobile Home  
7 Community Corporation, Newport  
8 Pacific Capital Company, Inc., and  
9 Sherry Polley-Tompkins

10 Dated: July 15, 2021

Payne & Fears LLP

11 By: /s/ Sarah J. Odia

12 Sarah J. Odia  
13 Attorneys for Defendants Las Vegas  
14 Jaycees Senior Citizens Mobile Home  
15 Community Corporation, Newport  
16 Pacific Capital Company, Inc., and  
17 Sherry Polley-Tompkins

18 **IT IS SO ORDERED.**

19 Dated: July 20, 2021

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21 JAMES C. MAHAN  
22 United States District Judge  
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**CERTIFICATE OF SERVICE**

I hereby certify that on July 15, 2021, I served a copy of the foregoing document entitled Joint Stipulation to Stay Proceedings to the counsel for all parties via ECF.

By: s/ Noah Sacks  
Noah Sacks